



CITY OF RICHMOND

PLANNING COMMISSION

December 7, 2020

**RESOLUTION 2020-063  
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO AMEND THE ZONING ORDINANCE TO REDUCE  
BARRIERS TO THE CREATION OF NEW EMERGENCY HOUSING FOR HOMELESS  
INDIVIDUALS.**

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

WHEREAS, the City has at least 549 individuals experiencing homelessness (living in shelters or unsheltered), not including those temporarily living with family and friends or in hotels, which is an increase from 497 persons counted in January 2019; and

WHEREAS, the COVID-19 pandemic has likely increased the number of individuals experiencing homelessness, given the rise in layoffs and business closures; and


WHEREAS, the Zoning Ordinance inhibits the establishment of emergency, transitional, and permanent supportive housing uses in many parts of the City; uses that are needed to reduce the number of individuals and families experiencing homelessness; and

WHEREAS, the *City of Richmond Strategic Plan to End Homelessness 2020-2030*, recommends to "change zoning definitions related to services and facilities serving people experiencing homelessness" and "create siting criteria and program requirements for City-wide emergency housing facilities;" and

WHEREAS, the draft *Richmond 300 Master Plan* recommends amending "the zoning ordinance to allow by-right emergency shelter units in zoning districts where currently permitted by Conditional Use Permits only" in order to "ensure that homelessness is rare, brief, and one-time."

NOW, THEREFORE BE IT RESOLVED THAT, for the purposes of public necessity, convenience, general welfare, and good zoning practices, the City of Richmond Planning Commission hereby adopts a resolution of intent to amend the Zoning Ordinance to provide more clear and consistent pathways to establish emergency, transitional, and permanent supportive housing uses within the City.

  
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Rodney M. Poole  
Chair, City Planning Commission

  
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Matthew J. Ebinger  
Secretary, City Planning Commission